

Submitted April 24, 2013
Approved as of
Date April 24, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 06-2013
Wednesday, March 20, 2013**

The City of Rockville Planning Commission convened in regular March 20, 2013.

PRESENT

Jerry Callistein, Chair

Don Hadley	David Hill
Jack Leiderman	Kate Ostell
John Tyner	

Absent: Dion Trahan

Present: Bridget Donnell Newton, Council Liaison
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Jeremy Hurlbutt, Planner III
David Levy, Chief of Long Range Planning
Cindy Kebba, Planner III

I. REVIEW AND ACTION

Time Extension for Site Plan STP2010-00037, First Baptist Church - for a one year time extension for the construction of 34,414 square foot, two (2) story addition to the west side of the existing building at 55 Adclare Road. The approval expires on April 14, 2013.

Nicole Walters presented the site plan extension for 55 Adclare Road and answered questions from the Commission. She clarified that the applicant is requesting a six (6) month extension.

John Snellings, Chairman of the Building Team at First Baptist Church was present to answer questions from the Commission. He provided a brief description of the proposed renovations to the property.

Commissioner Leiderman moved, seconded by Commissioner Ostell, to approve the site plan extension for six (6) months based on the regulations found in Section 25.05.85 which determined that good cause has been shown considering the three elements in the Staff Report.

The motion passed 6-0 (Commissioner Trahan was absent).

II. ROCKVILLE PIKE PUBLIC HEARING

Rockville's Pike Plan: Revised Draft for Planning Commission Public Hearings, Staff Presentation and Public Hearing. (Note: Public Hearings will also be held on April 24 and May 22)

Proposed Rockville Pike District Zone, Staff Presentation and Public Hearing.
(Note: Public Hearings will also be held on April 24 and May 22)

Cindy Kebba presented her staff report and answered questions from the Commission.

Deane Mellander continued the presentation, speaking about suggested zoning changes that will help implement the proposed Rockville Pike Plan. He spoke on the following: development standards determined by the regulating plan, development standards summary, building placement and heights, land use and parking, and administration of the code.

Public Testimony – Pike Plan:

Robert Dyer of Bethesda is not in favor of the Rockville Pike Plan. He expressed concern about the rapid growth in the Twinbrook area especially around Lewis Avenue. He answered questions from the Commission.

Brigitta Mulligan of Lewis Avenue spoke in favor of the site plan and doesn't see a traffic issue on Lewis Avenue. She answered questions from the Commission.

Shanna Mitchell lives on Lemay Avenue expressed concerns about building heights as well as a lack of representation the people in the surrounding neighborhoods that will be most affected by this project. She wanted to be sure sufficient literature is available in Spanish.

Public Testimony – Pike District Zone: There was no public comment.

Commissioner Hill moved, seconded by Commissioner Leiderman, to continue these hearing until April 24, 2013. The motion passed 6-0 (Commissioner Trahan was absent).

III. COMMISSION ITEMS

- A. Adoption of Updated Rules of Procedure – Commissioner Hadley moved, seconded by Commissioner Leiderman, to adopt the Rules of Procedure. The motion passed 6-0 (Commissioner Trahan was absent).

- B. Staff Liaison Report – Mr. Gunning provided an update to the Commission regarding the next meeting on the Countywide Transit Corridors Master Plan. He also reminded the Commission to complete their annual survey of Board and Commission members.
- C. Old Business - None
- D. New Business - None
- E. Minutes - None
- F. FYI Correspondence

IV. ADJOURN

Commissioner Leiderman moved, seconded by Commissioner Hadley, to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary